

Board of County Commissioners

Division of Planning & Development

Development Review

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevelop>

Development Review Committee Meeting **March 13, 2006**

Members Present-

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Skip Lukert-Building Official, Keith Hunter-Environmental Health, Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, Becky Howard-Deputy Clerk, and Alysia Akins-Secretary.

The meeting convened at 2:00 pm.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from March 6, 2006. Mr. Hunter seconded the motion and the motion carried.

OLD BUSINESS:

VOS: Walgreen's – Major Development – Preliminary and Engineering Review

Thomas Skelton, American Civil Engineering Company, was present and requesting preliminary and engineering approval to construct a 14,820 square foot Walgreen's drug store. Engineering comments were discussed regarding the following issues: stormwater calculations, pond storage, bypass lane for drive-thru, shared access, traffic flow, exit radius requirements, turn radii, safety issues, sanitary and storm inverts, elevations, and regulatory agency permits. The Committee discussed the need for a bypass lane in the drive-thru section of the project. Mr. Skelton explained in his dealings with other Walgreen's, bypass lanes were only used if there was no other shared access provided. Mr. Skelton stated he felt the design was adequate for proposed traffic flow. Mr. Skelton explained the Villages Review Committee had approved the site plan. The proposed drive-thru plan does not meet code requirements for turn lanes and exit turn radii. Traffic safety issues were discussed. The proposed island appears to invite unsafe access. Issues with the proposed drive-thru layout were discussed. Details regarding the sanitary sewer connections to the existing manholes will be corrected on the plans. Mr. Parrett, Mr. Hunter, Mr. Lukert, and Mrs. Howard had no comments. Staff comments were discussed regarding the following issues: bypass lane, proposed sign height, setback requirements, stop bar locations, and additional stop signs.

Mr. Springstead moved to table the preliminary and engineering plans in order for the applicant to bring the plans into compliance with all of Sumter County codes and for all comments to be addressed on revised plans. Mrs. Webb seconded the motion and the motion carried.

NEW BUSINESS:

VOS: Buena Vista Boulevard/Phase V – Major Development – Preliminary and Engineering Review

Robert Palmer, Farner Barley and Associates, Inc., and Ron Grant, Grant and Dzuro, were present and requesting preliminary and engineering approval to construct 2.50 miles of roadway, which is an extension of Buena Vista Boulevard from C-466A to old SR 44. The project area is not scheduled for immediate development, but will be open to the public when completed. The roadway will be paved through with no median or roundabouts included at this time. The stages of construction for the roadway were discussed. The safety of this portion being open to the public and construction traffic was discussed. Mrs. Rogers expressed her concerns regarding public safety issues. The purpose of the roadway is to alleviate traffic through Wildwood. The pavement design was discussed. Florida Department of Transportation standards for roadways have changed; therefore the County has changed their requirements to match DOT standards. Rip rap details, erosion control, and stormwater piping were discussed. Right-of-way dedication was discussed. Roadway maintenance and time frames were also discussed. The roadway inspection process and bonding requirements were discussed. All pertinent regulatory agency permits are required. Mr. Hunter expressed his concerns regarding construction traffic. Mr. Lukert, Mrs. Howard, and Mrs. Webb had no comments. Mr. Grant explained the roadway was a recommendation from the Villages traffic engineer in order to address concurrency issues. Mrs. Rogers requested clarification from the Villages traffic engineer regarding the purpose of the roadway. Proposed improvements to C-44A were discussed. Traffic speeds in construction areas were also discussed. Mr. Parrett discussed his concerns regarding anticipated damage to a temporary roadway, if approved. The Committee discussed requiring alternative access be provided for construction traffic. The applicant would like to start construction of the temporary roadway as soon as possible. Mr. Parrett discussed the requirements for final approval of the permanent roadway.

Mr. Springstead moved to table the preliminary and engineering plans in order for the applicant to provide additional information regarding the purpose of the roadway, address all issues of concern, and provide a separate access for construction traffic. Mr. Parrett seconded the motion and the motion carried.

VOS: Unit 132 – Major Development – Preliminary Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting preliminary approval to develop a 201-unit subdivision. Staff comments were discussed regarding the following issue: setback information. Mrs. Rogers will provide Mrs. Webb with the needed information regarding setbacks. Mrs. Howard, Mr. Lukert, Mr. Hunter, Mr. Springstead, and Mr. Parrett had no comments.

Mrs. Webb moved to approve the preliminary plans. Mr. Hunter seconded the motion and the motion carried.

The next meeting is scheduled for March 20, 2006.

Mr. Springstead moved to adjourn. Mrs. Webb seconded the motion and the motion carried. Meeting adjourned at 3:05 pm.